

BOARD OF COUNTY COMMISSIONERS, WASHOE COUNTY, NEVADA

TUESDAY 5:15 P.M. DECEMBER 10, 1996

PRESENT:

Steve Bradhurst, Chairman
Grant Sims, Vice Chairman
Joanne Bond, Commissioner
Mike Mouliot, Commissioner
Jim Shaw, Commissioner

Judi Bailey, County Clerk
John MacIntyre, County Manager
Madelyn Shipman, Legal Counsel

The Board met in regular session in the Commission Chambers of the Washoe County Administration Complex, 1001 E. Ninth Street, Reno, Nevada. Following the pledge of allegiance to the flag of our Country, the Clerk called the roll and the Board conducted the following business:

96-1189 WORK CARD PERMIT APPEAL - SANDE ANN DU PUIS

This appeal was considered on MONDAY, DECEMBER 9, 1996, prior to the Caucus meeting, the Board having convened, with Commissioner Sims absent and Commissioners Shaw, Mouliot, and Bond present with Chairman Bradhurst presiding, to consider the appeal of SANDE ANN DU PUIS of the Sheriff's denial of her work permit application as a pre-board screener for ITS, INC.

On motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, the Board convened in closed personnel session to hear testimony as to why the work card should or should not be granted. The appellant was present to offer testimony during the closed personnel session as was Lurana Horning, Records Section of the Sheriff's office. Following testimony of both parties, the Board convened in open session and the following action was taken.

On motion by Commissioner Mouliot, seconded by Commissioner Bond, which motion duly carried, it was ordered that the appeal of SANDE ANN DU PUIS be upheld and the work card permit issued for employment as a pre-board screener for ITS, INC.

96-1190 WORK CARD PERMIT APPEAL - RYAN BRADFORD OLSEN

This appeal was considered on MONDAY, DECEMBER 9, 1996, prior to the Caucus meeting, the Board having convened, with Commissioner Sims absent and Commissioners Shaw, Mouliot, and Bond present with Chairman Bradhurst presiding, to consider the appeal of RYAN BRADFORD OLSEN of the Sheriff's denial of his work permit application as a process server for NORTHERN NEVADA INVESTIGATIONS, INC.

On motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, the Board convened in closed personnel session to hear testimony as to why the work card should or should not be granted. The appellant was present to offer testimony during the closed personnel session as was Lurana Horning, Records Section of the Sheriff's office. Following testimony of both parties, the Board convened in open session and the following action was taken.

On motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, it was ordered that the appeal of RYAN BRADFORD OLSEN be upheld and the work card permit issued for employment as a process server for NORTHERN NEVADA INVESTIGATIONS, INC.

AGENDA

In accordance with the Open Meeting Law, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that the agenda for the December 10, 1996 meeting be approved with the following amendment -- Delete:

Item 8C, Local Law Enforcement Block Grant, Bureau of Justice Assistance and purchase of Mobil Digital Terminals or Mobile Computer Terminals.

PUBLIC COMMENTS

There was no response to public comments.

MINUTES

On motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that the minutes of the regular meeting of October 8 and Special Meeting of November 6, 1996, be approved with Commissioner Mouliot abstaining on November 6th due to his absence.

96-1191 ACCEPTANCE OF DONATION - STEWART TITLE - KIDS Kottage

Bill Hanks, President of Stewart Title Company, presented a check in the amount of \$1,500.00 on behalf of their employees to Chairman Bradhurst designated for Kids Kottage to supplement dedicated child protection moneys for miscellaneous needs for children in emergency care at Kids Kottage facilities.

On motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that a donation from Stewart Title for Kids Kottage be accepted gratitude; and that the Comptroller be directed to make the following account transaction:

Increase Revenues:	Account 28-28052-5802	(General Donations)	\$1,500.00
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96-1192 CORRECTION OF FACTUAL ERRORS - ASSESSOR

Upon recommendation of Jean Tacchino, Assistant Chief Deputy Assessor, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, it was ordered that the following Roll Change Requests correcting factual errors on tax bills already mailed, be approved for the reasons indicated thereon and mailed to the property owners, copies of which are placed on file with the Clerk. It was further ordered that the Order on each roll change directing the Treasurer to correct the error be approved and Chairman Bradhurst be authorized to execute on behalf of the Commission.

Vincent J. & Brenda M. Anderson	Parcel No. 041-063-04	1996/97 Secured Roll
City of Reno	Parcel No. 005-180-47	1996/97 Secured Roll
Gloria F. Callahan	Parcel No. 080-562-05	1996/97 Secured Roll
W. Lawrence & Virginia R. Key	Parcel No. 122-195-15	1996 Supplemental Roll
Lakeside Crossing General Store	APN #2203236	1994/95 Unsecured Roll
Lakeside Crossing General Store	APN #2203236	1995/96 Unsecured Roll
Pecabu Corporation	APN #008-224-02 [2/130-186]	1996/97Secured Roll
NML Insurance Co.	APN #01407218 [2153185]	1996/97 Secured Roll

96-1193 CASH DONATION - HIGHLY INTENSIVE SUPERVISION TRAINING AND EDUCATION PROGRAM - SHERIFF

Upon recommendation of Richard Kirkland, Sheriff, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that a cash donation of \$200.00 from former HISTEP member Dennis Burley, to be used for the Highly Intensive Supervision Training and Education Program (HISTEP) be accepted with gratitude.

96-1194 ACCEPTANCE OF GRANT - NEVADA DEPARTMENT OF MOTOR VEHICLES AND PUBLIC SAFETY - COMPUTER EQUIPMENT - BREATH ALCOHOL DEVICES - SHERIFF

Upon recommendation of Richard Kirkland, Sheriff, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that a Grant from the State of Nevada Department of Motor Vehicles and Public Safety's Office of Traffic Safety in the amount of \$20,000 for fiscal year 1996/97 and \$20,000 for fiscal year 1997/98 in the amount of \$20,000 to fund the purchase of necessary equipment linking evidentiary breath alcohol devices via phone modems to computers, be accepted.

It was further ordered that the following account transactions be authorized:

FY 1996/97:			
Increase Revenue:	15238G/4301	\$20,000.00	
Increase Expenditures:	5238G/7236	\$ 6,000.00	(Software)
	15238G/7222	\$ 7,750.00	(Modems)
	15238G/7829	\$ 6,250.00	(Computer)
FY 1997/98:			
Increase Revenue:	15238G/4301	\$20,000.00	
Increase Expenditures:	15238G/7222	\$20,000.00	

96-1195 TRANSFER OF APPROPRIATION - FINANCE

Gary Goelitz, Finance Division, answered questions of the Board concerning questions raised at yesterday's caucus regarding overtime expenditures for the Detention Bureau for 1996-97 versus 1995-96. Mr. Goelitz concluded that the Detention Bureau expended 39.8% of their authorized budget at the end of the first five months of 1996-97; that the Bureau overall is in good fiscal shape; and that their goal is to continue to reduce overtime expenditures.

Following discussion, upon recommendation of Gary Goelitz, Finance Division, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that the following appropriation transfer within the Sheriff's Department Detention Bureau, be acknowledged:

Transfer From:		Transfer To:			
Key Org Account	Object Account	Object Amount	Key Org Account	Object Account	Object Amount

15090 7001	Base Salaries	\$362,000.00	15090 7003	Overtime Salaries	\$350,000.00
			15046 70021	Pooled Positions	\$ 12,000.00

96-1196 "OVERFILLING" - DEPUTY SHERIFF POSITIONS - JANUARY LAW ENFORCEMENT ACADEMY - FINANCE

Upon recommendation of Gary Goelitz, Finance Division, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that the "overfilling" of ten Deputy Sheriff positions for the January 1997 law enforcement academy be authorized.

It was noted that due to good fiscal management of its budget, the Sheriff's Department is in a position to absorb the costs associated with this request.

96-1197 LEGISLATION AND ORGANIZATION - PUBLIC ADMINISTRATOR/PUBLIC GUARDIAN

Howard Reynolds, Assistant County Manager, gave an overhead presentation concerning Nevada Revised Statute provisions concerning the office of Public Administrator/Public Guardian, reviewed a staff report dated October 25, 1996 requesting direction from the Board regarding various legislative changes to the remove certain legislative conflicts existing in the law and answered questions of the Board. Mr. Reynolds advised that if an individual were to appoint someone other than the Public Administrator as the Public Guardian without amending the statute, a conflict would exist with respect to NRS 253.150 as there would be two individuals, one being an appointed official and the other an elected official responsible for essentially performing the same duties.

Mr. Reynolds further explained that criteria under NRS 253.200 is very specific as to who can become a ward of the Public Guardian; that individuals have to be age 60 or over; that if someone was appointed other than the Public Administrator without amending the statute, the Public Guardian would only be responsible for investigating the financial resources and recommending and petitioning the Court where appropriate for those individuals who are age 60; that the responsibility would still exist statutorily under the Public Administrator for investigating the financial status of those individuals who are under age 60; and that if this were changed without amending the statute, the Public Administrator would not have the staff to carry out this function.

Assistant District Attorney Madelyn Shipman, stated that the position of the Public Administrator in Clark County is that their District Attorney's Office is in the process of revising all of NRS 253, and that anytime you tamper with one provision that it may roll over into others; and that this issue needs to be looked at as a whole.

Family Court Judge Scott Jordan, discussed legislative history explaining that he was one of the authors of amendments made in 1989 to the statutes; that he was part of a team put together by the State Developmental Disabilities Office of Protection and Advocacy; that their first priority was to try to create the ability to have Public Guardians for the disabled, not necessarily seniors; and that they were concerned with disabled adults who were below the age of 60 as well as those above the age of 60.

Judge Jordan explained that NRS 253.150 was enacted in 1977; that it applies to all counties in the State of Nevada; that the language is

permissive that allows the County Commissioners to appoint an individual as Public Guardian if they wish; that they felt if they were talking about a new population of disabled adults in need of guardianship, County Commissioners, particularly in the smaller counties, might balk at the cost of the doing this at public expense; and that is the reason they worked on the statutes initiating NRS 253.041.

Judge Jordan further explained that the Public Administrator statute applies only to counties with populations of 100,000 or more such as Washoe County and Clark County; that NRS 253.0415 concerning the Public Administrator serving as Public Guardian in those counties is mandatory and not permissive; and that housing the Public Guardian's Office within the same agency that provides the actual services creates an inherent conflict of interest as it is the Guardian's job to oversee and monitor the provisions of those services. Judge Jordan concluded that if the Board were to consider dividing the offices, statutory amendments would be necessary; and he would encourage that these services be mandatory for individuals under as well as over the age of 60.

Phil Moore, Public Administrator, explained that he currently has approximately 27 wards over the age of 60; that he has given the Board no just cause to remove him from office; and that he well and faithfully performs his duties; that it would not be cost effective to place the duties of the Public Guardian under the jurisdiction of another department.

Chairman Bradhurst stated that there is a need for clarification in the law as it relates to the urban counties and to make it clear that an apparent conflict does not exist.

Ms. Shipman stated that the Board approved approximately five BDR's relating to Chapter 253 for submittal to the legislature; that there will an opportunity to rewrite them as they come back; and at that time any language changes that the Board may deem appropriate may be incorporated.

Following discussion, on motion by Commissioner Bond, seconded by Commissioner Sims, which motion duly carried, Chairman Bradhurst ordered that legislative issues be clarified concerning this matter; that Judge Jordan work with the District Attorneys office regarding proposed language amendments to said legislation; and that it be ascertained that NRS 253.150 pertains to counties with populations of 100,000 or less.

96-1198 1997 PARKS AND RECREATION FEE SCHEDULE

Greg Finkler, Parks and Recreation Department, answered questions raised at yesterday's caucus regarding a survey of rental rates and answered questions of the Board.

Karen Mullen, Assistant Parks Director, discussed the proposed fee schedule advising that Washoe County's fees are in alignment; and that Washoe County offers a different level of service than the other entities.

Following discussion, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that the 1997 Parks and Recreation Fee Schedule, placed on file with the Clerk, be approved as outlined by staff.

96-1199 APPOINTMENT - CAMP GALENA WE-CHE-ME MASTER PLAN STEERING COMMITTEE - PARKS

Upon recommendation of Gene Sullivan, Director, Parks & Recreation Department, on motion by Commissioner Shaw, seconded by

Commissioner Bond, which motion duly carried, Chairman Bradhurst ordered that the following individuals be appointed to serve on the Camp Galena/We-Che-Me Master Plan Steering Committee:

Washoe County Parks Department	Ken Bassett
Washoe County Social Services	May Shelton
Washoe County Juvenile Services	Ron Calderone
Children's Cabinet	Kristina Van Hook
Campfire Association	Jill Pasewalk
Washoe County School District	Tom Cates
City of Reno Parks & Rec. Dept.	Suzanna Stigar
City of Sparks Parks & Rec. Dept.	Brian Bessette
Washoe Parks Foundation	Candace Evert
Nevada State Parks	Mark Kimbrough
Nevada Natural Resource Ed Council	Sue Jacox
Government Financial Advisor	Robert Kilcourse
Previous Camp Director	Virginia Rassuchine
Alternate:	
Nevada National Guard	Andrea Clark

96-1200 CONCEPTUAL PLAN - SOUTH VALLEY'S REGIONAL SPORTS COMPLEX POOL AND COMMUNITY CENTER - PARKS

Karen Mullen, Assistant Parks Director, reviewed background information concerning the master plan for the South Valley's Regional Sports Complex contained in a staff report dated November 27, 1996 and answered questions of the Board. She advised that with the Bond issue in 1990, the master plan for the facility was completed and included a recreation center similar to what was built in Incline Village; that since that time there have been numerous discussions regarding the village center concept, the idea of bringing other County agencies into one campus concept; and that at the same time, the Reno Aquatic Club began researching the feasibility of a 76-meter pool and looking at the location and use of the geothermal resources located in the South Valleys.

Carol Andrews, Park Planner, discussed the results of surveys conducted by the Parks Department, and Pat Pusich, representing Worth Group Architects, retained to aid in the completion of the conceptual plan, and discussed the results of various meetings held regarding the plan.

Ms. Mullen explained that the proposed complex is composed of various pods which are modular and could be funded separately. She stated that with regard to facility comparisons, the Incline Recreation Center was comprised of 40,000 square feet which they have outgrown; and that when they started looking into the North Valleys, Spanish Springs and the South Valleys area, they were looking at approximately 50,000 square

feet of space being a minimum for a recreational center.

David Reese, attorney, and a member of the South Valleys Regional Sports Complex Steering Committee, reviewed history of the project advising that he is affiliated with the Reno Aquatic Club and that his initial efforts were to assure that they had a pool located in the Southwest. He further advised that the committee looked at comparable facilities all over the United States; that they have explored various methods of financing the project; that they have met with numerous groups including the CAB's, the Park Commission, the County Commission, the RSCVA, the YMCA, the University of Nevada, Reno, Truckee Meadows Community College representatives, the owners of the Geothermal plants in the area, and congressional representatives from the State of Nevada. Mr. Reese stated that they have approached a number of private foundations and private companies in an attempt to get their input and solicit their support, and they have received a \$25,000 gift which has been channeled through the Washoe Parks Foundation with whom they have a formal arrangement so that they can solicit funds from private foundations to assist in getting the project designed and built.

Mr. Reese further stated that they received a gift from the David Shaw Kennedy III Private Trust; that it is presently with the Washoe Parks Foundation and is to assure that there is sufficient design and engineering work to accommodate the needs of physically challenged individuals; and that there are a number of opportunities for partnering the facility as various entities have expressed an interest in the project.

Romany Woodbeck, Department or Development Review, gave a progress report on the Community Service Center Plan, the Village Center concept, and answered questions of the Board.

Commissioner Mouliot reminded Ms. Mullen that the Parks Department had previously indicated at meetings held in the North Valleys concerning the North Valleys Sports Complex that the chances were slim to none that they would ever get a pool, and that this was not equitable with what is being proposed in the South Valleys.

Ms. Mullen responded that the North Valleys Sports Complex does not include a swimming pool as the issue at the time was the money to fund a pool; that when they originally did the master plan for the South Valleys they estimated approximately 50,000 square feet of space; that they have not done any detailed studies in the North Valleys, Spanish Springs or Sun Valley to determine what the facilities would look like; and that when they started the process in the South Valleys they had anticipated that the concept would be the same. She further stated that there is no question that they need to re-think how they will design all future community projects including the North Valleys, Spanish Springs and Sun Valley.

Commissioner Mouliot advised Ms. Mullen that the average annual household income in the North Valleys is under \$40,000 and over \$80,000 in the South Valleys.

Mr. Reese stated that the concerns expressed by Commissioner Mouliot about the size of the pool are legitimate. He explained that there is a shortage of swimming pools in the community; that operating pools is very expensive; that the Reno Aquatic Club has been operating for 25 years and has the largest group of swimmers in the area; that the proposed pool is strategically located with the new highway system; and that there are two proven geothermal wells located on the property that will supply the equivalent of 5 pools and serve a regional need as well.

Commissioner Mouliot stated that the entire proposal is unequitable; and for him, the issue is not just the swimming pool but the entire project.

Ms. Mullen stated that she would be desirous of the Finance Department looking at alternatives; and that the Steering Committee will continue to collect information concerning partnership possibilities.

Commissioner Sims stated that financing mechanisms for the project, the issue of equity and different economic levels throughout the County need to be addressed.

Following discussion, on motion by Commissioner Sims, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bradhurst ordered that the conceptual plan for the South Valleys Regional Sports Complex Pool and Community Center be approved; that the Financing Division work with the Steering Committee regarding financing options; that the Committee continue to work with the private sector in an attempt to generate the necessary funds; that County staff assist the Committee in the facilitation of potential partnerships for the project; that the issue of equity be addressed by the Parks Department; and that the same effort be expended on all future Community Plan projects that has been expended on the South Valley's Regional Sports Complex.

96-1201 1995-2015 COMPREHENSIVE REGIONAL WATER MANAGEMENT PLAN - PLANNING

Steve Walker, Water Management Planner, reviewed information contained in a staff report concerning applicable statutes for the review of the attested copy of the 1995-2015 Comprehensive Regional Water Plan. Mr. Walker advised that the Board is being requested to acknowledge receipt of the Plan and set a public hearing which he would suggest setting for January 14, 1997.

Tom Gregory, Water & Land Use Planning Consultant and a resident of Loyalton, California, distributed an appeal of the Regional Water Planning Commission's adoption of the Comprehensive Regional Water Plan and proposed amendments which were placed on file with the Clerk.

On motion by Commissioner Shaw, seconded by Commissioner Bond, which motion duly carried, Chairman Bradhurst ordered that receipt of the attested copy of the 1995-2015 Comprehensive Regional Water Management Plan, be acknowledged and that a public hearing be scheduled for January 14, 1997 to consider final adoption of the plan.

96-1202 SYSTEM SUPPORT SERVICES AGREEMENT - DECADE SOFTWARE COMPANY - ENVIRONMENTAL HEALTH

Upon recommendation of the Environmental Health Continuous Improvement Team, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, it was ordered that a System Support Services Agreement between Washoe County and Decade Software Company, concerning provision of Environmental Health Information System software for use in the Environmental Health Division, be approved and Chairman Bradhurst be authorized to execute including Appendix C.

96-1203 ORDINANCE NO. 969, BILL NO. 1144 - AMENDING WCC EXPANDING GREATER TRUCKEE MEADOWS AND ENVIRONS CONGESTED AREA - DOG CONTROL

7:00 p.m. This was the time set in a Notice of Public Hearing published in the Reno Gazette-Journal on November 29, 1996, to consider second reading and adoption of Bill No. 1144. Proof was made that due and legal Notice had been given.

The Chairman opened the public hearing and called on anyone wishing to speak for or against the adoption of said Ordinance. There being no

response, the hearing was closed.

On motion by Commissioner Sims, seconded by Commissioner Bond, which motion duly carried, Chairman Bradhurst ordered that Ordinance No. 969, Bill No. 1144, entitled, "AN ORDINANCE AMENDING THE WASHOE COUNTY CODE BY EXPANDING THE GREATER TRUCKEE MEADOWS AND SURROUNDING ENVIRONS CONGESTED AREA WITH RESPECT TO THE CONTROL OF DOGS AND OTHER MATTERS PROPERLY RELATING THERETO," be approved, adopted and published in accordance with NRS 244.100.

96-1204 SITE REVIEW CASE NO. SR8-8-96 - HIGH SIERRA CONVENIENCE CENTER - DEVELOPMENT REVIEW - (APN: 48-070-09)

7:00 p.m. This was the time set in a continuation of public hearing from November 12 and 26, 1996 to consider the appeal of Gary R. Schmidt from the Washoe County Planning Commission approval of Site Review Case No. SR8-8-96 to William Buck and John Wood for the development of High Sierra Convenience Center, which will include a restaurant, retail and sports services, gas pumps, and 8 rental units on property located on the north side of the Mount Rose Highway (SR 431) opposite the Reindeer Lodge. Because the project proposes utilizing the C-1 (Limited Commercial) zoning, a site review is required by the transition policy on the 2.0-acre parcel designated Medium Density Suburban (MDS) in the Forest Area Plan and situated in a portion of Section 17, T17N, R19E, MDM, Washoe County, Nevada.

Don Young, Department of Development Review, reviewed correspondence from the Nevada Department of Transportation (NDOT), addressing safety issues relating to the project. He advised that following discussions with the appellant, NDOT and the Planning Commission, it was determined that access for the convenience center should be designed to provide a common access to the proposed Tannenbaum Estates condominium subdivision to the west and will be reflected in amended condition No. 27; and that everyone is agreeable to the new condition. Mr. Young then discussed concerns raised regarding snow storage stating that a new Condition 26 will address this issue.

Chairman Bradhurst continued the public hearing and called on those wishing to speak.

Gary Schmidt, Appellant and resident of Mt. Rose Highway, advised that he is the owner of land located between the proposed convenience center and development. He referred to correspondence where he has offered his ingress and egress for utilization of the development stating that he is pleased with the direction that the project is going and is satisfied that the Department of Transportation is more knowledgeable now about what is occurring with regard to the project. He stated that a plan should be developed to not only consider the condominium project and the mini-market proposal, but nine other parcels on the same side of the highway that will ultimately be developed, advising that he would be interested in participating in improvements to the highway that will affect the side of the highway where his property is located. Mr. Schmidt also referred to correspondence from George Jordy, Department of Transportation, which was placed on file with the Clerk.

Skip Canfield, Jeff Codega Planning & Design, representing the High Sierra Convenience Center, stated that they concur with Mr. Young's recommendations and request that the Board approve the Site Review Case as recommended.

There being no one else wishing to speak, the public hearing was closed.

Following discussion, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that the appeal of Gary R. Schmidt be denied, and Site Review Case No. SR8-8-96 for High Sierra Convenience Center be granted

subject to the following conditions:

UNLESS OTHERWISE SPECIFIED, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES MUST BE PROVIDED TO SATISFY THE CONDITIONS PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES.

ALL AGREEMENTS, EASEMENTS, OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL HAVE A COPY FILED WITH THE COUNTY ENGINEER AND THE DEPARTMENT OF DEVELOPMENT REVIEW.

COMPLIANCE WITH THE CONDITIONS OF THIS SITE REVIEW IS THE RESPONSIBILITY OF THE APPLICANT, HIS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST. FAILURE TO COMPLY WITH ANY CONDITIONS IMPOSED IN THE ISSUANCE OF THE SITE REVIEW MAY RESULT IN THE INSTITUTION OF REVOCATION PROCEDURES.

WASHOE COUNTY RESERVES THE RIGHT TO REVIEW AND REVISE THE CONDITIONS OF THIS APPROVAL SHOULD THEY DETERMINE THAT A SUBSEQUENT LICENSE OR PERMIT ISSUED BY WASHOE COUNTY VIOLATES THE INTENT OF THIS APPROVAL.

GENERAL CONDITIONS

1. The applicant shall demonstrate substantial conformance to the plans approved as part of this site review. The Department of Development Review shall be responsible for determining compliance with this condition.
2. The applicant shall complete construction of all structures used to further the operation within two years from the date of approval by Washoe County.
3. A copy of the Final Order stating conditional approval of this site review shall be attached to all applications for administrative permits issued by Washoe County.
4. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts, shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

5. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the site review to meet with the Department of Development Review to review conditions of approval prior to the final sale of the site and/or the site review. Any subsequent purchaser/operator of the site and/or the site review shall notify the Department of Development Review of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

TRAFFIC

6. All roadway improvements necessary (including but not limited to, curb, gutter, sidewalk, signing and striping, driveway access, and street lighting) to serve the project shall be designed and constructed to Washoe County standards and specifications and/or financial assurances in an appropriate form and amount. The County Engineer shall be responsible for determining compliance with this condition.
7. Approved Occupancy Permits shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from, or under roads and highways maintained by NDOT. A copy of the permit shall be sent to the Engineering Division.
8. The applicant shall submit a detailed geotechnical analysis and report for pavement design recommendations to the County Engineer for review and approval. The report shall be based on the estimated traffic loadings for a 20-year design life and shall include assumptions concerning the distribution of trucks, to include project construction truck traffic. The resultant pavement thickness' in the geotechnical analysis must be used if the report indicates a structural section that is stronger than the minimum is required. The minimum pavement requirements for on-site paving shall be 3 inches asphalt on 6 inches granular base.

GRADING AND DRAINAGE

9. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices and shall include detailed plans for grading and drainage on the lot, erosion control, slope stabilization, and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan. The County Engineer shall be responsible for determining compliance with this condition.
10. A grading bond of \$750 per acre of disturbed area shall be provided to the Engineering Division prior to any grading.
11. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 10 and 100-year storm flows impacting both the site and off-site areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing off-site drainage facilities and properties.
12. Any increase in storm water runoff resulting from the development and based upon the 10-year storm shall be detained on-site. The County Engineer shall be responsible for determining compliance with this condition.
13. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site. The County Engineer shall be responsible for determining compliance with this condition.

WATER AND WASTEWATER

14. A letter from the water purveyor indicating the amount of water rights necessary to serve this project must be submitted to the Utility Division. Water rights in the specified amount, shall be dedicated to Washoe County in accordance with Washoe County Code Chapter 110. These rights will subsequently be leased to the water purveyor for use on this project. If the water rights proposed to serve this development

were owned by Rosemont Water Company prior to January 10, 1984, only a copy of the will-serve letter issued by Rosemont needs to be submitted to the Utility Division. The Utility Division shall be responsible for determining compliance with this condition.

15. Improvement drawings shall be in compliance with Washoe County Design Standards. The developer shall submit plans and specifications for the off-site sanitary sewer collection system to the Utility Division for review and approval.

16. The developer shall construct and/or provide the financial assurances for the construction of the off-site sanitary sewer system. The financial assurances must be in a form and amount accepted by the Utility Division, and submitted prior to the issuance of a building permit. The Utility Division shall be responsible for determining compliance with this condition.

17. Improvement plans approved by the Utility Division shall be used for the construction of any off-site public sewer facilities. These facilities must be inspected by the Utility Division. The Utility Division shall be responsible for determining compliance with this condition.

18. The off-site sanitary sewer collection system must be offered for dedication to Washoe County. The Utility Division shall be responsible for determining compliance with this condition.

19. Sewer connection fees in accordance with Washoe County ordinances shall be paid prior to the issuance of a sewer will-serve letter. In addition to the sewer connection fees, there will also be a yet to be identified Mount Rose Interceptor Connection Fee which will be levied to offset the costs of interceptor oversizing in downstream reaches of the interceptor. The Utility Division shall be responsible for determining compliance with this condition.

20. Responsibility for design of any pump stations, interceptors, treatment and disposal facilities to accommodate the project will rest with the Utility Division. The Utility Division may either, provide such design in-house, or select an outside consultant. When an outside consultant is to be selected, the Utility Division and the developer shall jointly select that consultant. Funding of the design and infrastructure in excess of the minimum requirements, or that to serve the development as determined by accepted engineering calculations, shall be the responsibility of Washoe County. Washoe County shall either participate monetarily at the time of design and/or shall credit an appropriate number of service hook-ups to the developer at the time of building permit issuance. The Utility Division shall be responsible for determining compliance with this condition.

21. Other than facilities, up to 25 fixture units, allowed by District Health Department to initially be served by individual septic disposal systems (ISDS) and to be connected to the community sewer system when available, no Certificate of Occupancy will be issued until the sewer facilities have been completed and have been accepted for operation and maintenance by the Utility Division.

22. The applicant shall have a registered engineer prepare a sanitary sewer report which addresses:

- a. the estimated sewage flows generated by this project,
- b. projected sewage flows from potential or existing development within tributary areas,
- c. the impact on capacity of existing infrastructure, and
- d. proposed collection line sizes, alignment, and maximum velocities.

This report must be submitted to the Utility Division for review and approval.

23. Sewage connection fees for commercial development will be determined upon fixture unit counts. Fixture unit counts of 25 or less will result in a privilege connection fee equal to that of a single-family residence. The Utility Division shall be responsible for determining compliance with this condition.

FIRE PROTECTION

24. The plans submitted with a building permit application shall show evidence of compliance with the recommendations of the Nevada Division of Forestry. Those concerns are fire flows, fire hydrant number and location, access, sequential phasing of firebreaks during development, permanent firebreaks, minimum defensible space, use of fire resistant construction and/or roof material, sprinklering of structures, and spark arrestors in chimneys. Access and fire flows concerns shall be addressed prior to the introduction of any combustible materials to the site. The Nevada Division of Forestry shall be responsible for determining compliance with this condition.

LANDSCAPING

25. A certification letter or series of letters by a landscape architect registered in the State of Nevada shall be submitted to the Department of Development Review. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410, and 412 of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of Development Review has waived.

MISCELLANEOUS

26. The construction drawings shall depict snow storage areas to the satisfaction of the Department of Development Review. The applicant shall submit a snow removal management plan for review and approval by the Department of Development Review.

27. The access for the convenience center shall be designed to provide a common access with the proposed Tannenbaum Estates condominium subdivision to the west. Half of the access shall be on the project parcel (APN: 48-070-09) and the other half of the access shall be on the adjoining westerly parcel (APN: 48-070-10). The Department of Development Review shall be responsible for determining compliance with this condition.

96-1205 VARIANCE CASE NO. V9-57-96 - MIKE AND LYNN TATAREK - (APN: 124-083-08) APPEAL - DEVELOPMENT REVIEW

7:00 p.m. This was the time set in a Notice of Public Hearing, mailed to all affected property owners by the Department of Development Review, to consider the appeal from the Washoe County Board of Adjustment's denial to Mike and Lynn Tatarek for Variance Case No. V9-57-96 for a request to increase the maximum number of allowable stories for a detached structure from one to two to facilitate the construction of a detached two-story garage. The property is located at 881 South Dyer Circle, Lot 86, Edgewood Park Subdivision. The 0.439-acre parcel is designated Medium Density Suburban (MDS) in the Tahoe Area Plan and situated in a portion of Section 10, T16N, R18E, MDM, Washoe County, Nevada. Trevor Lloyd, Department of Development Review, reviewed background information contained in a staff report advising that the

Board of Adjustment unanimously denied the variance explaining that a second story above the detached garage is not permitted; that the Board could not make the appropriate findings to substantiate the request; that the denial of the variance was based on the findings that required special circumstances which were not substantially demonstrated to necessitate granting of the request; that granting the request will constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity; and that the Board gave reasoned consideration to the information contained within the staff report and information received during the meeting. Mr. Lloyd advised that the Tatareks appeal is based on the following: (1) that a Board member stated that due to the fact that Mr. Tatarek was in the construction business, he would be selling his house in one to two years as a spec home (2) that it was indicated that the house is large enough to put his office in the house instead of over the garage; and (3) that the neighbors contesting the variance at the hearing have called to apologize stating that they misunderstood the intention of the variance and they no longer wish to contest the application. Mr. Tatarek's appeal letter also states that the house is his primary residence; that he has no intention of selling the home within the near future; that he has a Washoe County Business License and should be able to determine where his office should be located; and that the second story will be built regardless of the interior usage. Mr. Lloyd then referred to a letter received from Floyd Mason, a neighboring resident who requested that the Board deny the appeal to protect the established neighborhood explaining that the CAB had also unanimously recommended denial of this request.

Chairman Bradhurst opened the public hearing and called on those wishing to speak:

Chris Oberle, appearing on behalf of the applicants, stated that the applicants are only requesting the ability to put in a floor on the second level; that the roof configuration has already been approved; and that the applicants are asking to put plywood down on top of the ceiling to enable them to use the space for storage. He further stated that the home will not be used as a rental unit, that it will not contain heating and plumbing in the space proposed to be added above the garage; that it is consistent with the neighborhood as other homes on the street have a portion above the garage consisting of either rental units or storage; and that views are limited to each individual parcel.

There being no one else wishing to speak, the public hearing was closed.

Chairman Bradhurst inquired if the applicants do not put plywood down, if it would be legal. Mr. Lloyd responded that it would be as they are allowed to go up to 35 feet in height and have a cathedral ceiling, however, when a ceiling is put down it becomes a two-story detached garage which is not permissible by code.

Bob Katai, Department of Development Review, explained that if a detached accessory building conforms to the setbacks of a particular zoning, which this detached garage does, they can go up to the same height of the main dwelling unit which is allowable in that area and is 35 feet; that the 35-foot height in many cases has come about by individuals who have requested steep cabled roofs for architectural purposes and have detached garages to echo their roof line; and that, however, they also realized they did not want to have parcels overbuilt and for this reason have limited them to one story.

Mr. Katai stated that with regard to other homes in the neighborhood containing detached structures and more than one story, they were created under the old E-1 zoning when the setback was 30 feet instead of 20 feet.

Mike Harper, Director, Department of Development Review, stated that the original setbacks were set at 30 feet; that when the ordinance was changed, they moved the setbacks 10 feet forward; that the applicant is essentially within the 20-foot setback which may create in the minds

of many of the neighbors, that the home has moved forward, although the applicant has the legal right to do so.

Chairman Bradhurst expressed his concern that the Board of Adjustment has not looked at this in more depth; that the applicant has the right to build a 20 foot setback and go to a 35-foot height; that they are only proposing to go up to 25 feet; that they can build the structure as proposed; that the only difference appears to be the floor; and that it would be a stretch to deny this request based on special circumstances and special privileges.

Mr. Oberle stated for the record that the structure will have the same roof same configuration as presented regardless of the floor.

Following discussion, on motion by Commissioner Bond, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bradhurst ordered that the appeal of Mike and Lynn Tatarek be upheld and Variance Case No. V9-57-96 be granted as findings could not be substantiated that special circumstances and privileges were granted based on information presented; and that the structure will be built 10 feet below what is allowable.

96-1206 PROPOSED SPHERE OF INFLUENCE BOUNDARY ADJUSTMENTS - CITY OF SPARKS: BIG CANYON RANCH CITY OF RENO: PEMBROKE DRIVE PROJECT AND LEMMON VALLEY LAND COMPANY - DEVELOPMENT REVIEW

City of Sparks - Big Canyon Ranch

7:00 p.m. This was the time set to consider proposed boundary amendments by the City of Sparks for the Big Canyon Ranch commercial proposal consisting of 34.35 acres of land located on the west side of the Pyramid Lake Highway, approximately 2 miles north of Pyramid Way, North McCarran Boulevard intersection in the Spanish Springs Area Plan.

Bob Katai Department of Development Review, reviewed background information contained in a staff report concerning this item explaining that Appendix F of the adopted Truckee Meadows Regional Plan, Section IV, Subsection 3, requires that any sphere of influence boundary amendment being proposed by either of the two cities is required to have a public hearing before the Board of County Commissioners for their comment. Mr. Katai then answered questions of the Board concerning questions raised at yesterday's caucus regarding noticing requirements and requirements for master plan amendments.

Chairman Bradhurst opened the public hearing and called on those wishing to speak.

Bob Pyzel, Senior Planner, City of Sparks Planning and Community Development Department, discussed the City of Sparks request for a sphere of influence boundary amendment and explained their notification process to the Board. He further advised that the City of Sparks will provide fire and police protection to the parcel.

Commissioner Sims stated that he would be hopeful that when regional entities look at fiscal impacts they look at level of services standards as well. He further stated that this request does not indicate the long-term ability of Sparks to maintain levels of service.

Bill Fleiner, representing Big Canyon Ranch, discussed background information concerning the subject parcel explaining that the parcel has been annexed into Sierra Pacific Power Company's water service district; that they are currently in the process of installing a 24" water line to the

property; and that they are working on a proposal for access to a new fire station located on Disk Drive.

Jim Barrere, Chairman, Spanish Springs Advisory Board, expressed concerns about sewer hookups and requested clarification of the area proposed to be annexed.

Elaine Donnelly, a resident of Spring Creek Subdivision, expressed opposition to the expansion of the Sparks sphere of influence with the exclusion of the 34 acres being requested stating that she prefers to remain part of the County.

Mr. Pyzel stated that the City of Sparks has no intention of expanding to the west or north of what is currently designated as the boundaries of the sphere of influence.

There being no one else wishing to speak, the public hearing was closed.

Following discussion, on motion by Commissioner Sims, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that the proposed sphere of influence boundary amendment by the City of Sparks consisting of a 34.35 acre site proposed to developed into a commercial center and known as Big Canyon Ranch, be endorsed as outlined by staff.

It was noted that a transcript of this proceeding was forwarded to the City of Sparks.

City of Reno - Pembroke Drive Project & Lemmon Valley Land Company

7:00 p.m. This was the time to consider two sphere of influence amendment requests from the City of Reno for the Pembroke Drive project consisting of 65 acres located on the north side of the Boynton Slough, south of Pembroke Drive approximately 1/4 miles east of the Pembroke Drive/McCarran Boulevard intersection in the Southeast Truckee Meadows area plan, and Lemmon Valley Land Company consisting of 228 acres of land located on the east and west side of Military Road, west of Lemmon Drive, south of Lear Boulevard in the North Valleys area plan.

Randy Baxley, Assistant Planner, City of Reno Community Development, discussed their noticing requirements and cited various meetings concerning the two requests. Mr. Baxley advised that concerns raised by the Hidden Valley Homeowner's Association who spoke in opposition to the project, related to traffic impacts on Pembroke Drive, drainage, flood control and the proposed change in regional land use designation from Rural to Suburban. He further explained that the City of Reno has a seven-year annexation program that is updated on a yearly basis and brought before the Regional Planning Agency for conformance review.

Commissioner Bond expressed concerns regarding how the City of Reno desires to expand their sphere of influence when they do not have a handle on what the projected growth for that sphere may be.

Commissioner Sims discussed fiscal impacts on local governments stating that the ten-year projection of City of Reno revenues and expenses is not very enlightening, and he does not know how they plan to maintain service levels.

Mr. Baxley responded that the City of Reno has hired a consultant who is developing a fiscal impact model which is currently in the final stages of completion.

Mike Harper, Director, Department of Development Review, stated that the County has a Capital Improvements Program and that the Development Code and Master Plan include level of service standards for various services; and that the concerns raised by Commissioner Sims regarding levels of service from other jurisdictions are legitimate issues. He then answered questions raised by Commissioner Sims regarding Regional Plan requirements.

Correspondence from Richard Campbell, resident and spokesman for Eastside Subdivision II, James Barrere and Marge Frandsen, President, Hidden Valley Homeowners Association, were placed on file with the Clerk.

Commissioner Bond stated that the North Valley CAB did not receive notification of the Lemmon Valley hearing concerning Lemmon Valley Land Company, and Mr. Baxley stated that their notification process is inadequate and does not meet the public needs to review these particular types of applications.

Mr. Baxley explained that due to the fact that there are no specific proposals on either property, it is difficult to provide an analysis of service or fiscal impact; that the Pembroke site is currently being served by the Reno Fire Department; and that the Lemmon Valley Land Company would be served by patrols in the Stead area.

Commissioner Mouliot stated that there is no patrol in the Stead area; that there is minimal police protection in the Stead area; and that there is no proposal for fire service.

Assistant District Attorney Madelyn Shipman explained that there is no statutory requirement that this process be undertaken; that it is a voluntary process to ease the way in the next series of hearing before the Regional Planning Commission on proposed annexations for sphere of influence annexation; and that future members of the Regional Governing Board are not bound by any action taken by this Board.

Following discussion, on motion by Commissioner Sims, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that the two proposals by the City of Reno for the Pembroke Drive Project and Lemmon Valley Land Company not be endorsed at this time; that under Regional Plan Policy 35K, there is insufficient evidence that a Facility Plan will be developed and capable of being funded to maintain levels of service in the proposed areas to be annexed; that a traffic analysis has not been done in the Pembroke area to determine traffic impacts of that project; that the City of Reno has not provided a financial analysis as to their long-term revenue and expenditure capabilities and impacts on current services; that improper noticing has occurred regarding Lemmon Valley Land Company; and that overall, insufficient information and inadequate reviews do not support either request.

96-1207 TRANSITION PROCESS AND ORDINANCE REVISIONS - WASHOE COUNTY DEVELOPMENT CODE - DEVELOPMENT REVIEW

Bob Katai, Department of Development Review, gave a presentation and reviewed background information concerning the Transition Process. He explained that with the adoption of the Development Code, new land use designations were enacted; that the new designations replaced the old zoning; that under the County's transition provisions prior to June 30, 1997, a property owner could use either designation if the land use designation of the old zoning was deemed incompatible; that incompatibility was determined by a comparison table which was adopted as part of the transition provisions; and that the provisions instructed staff to notify property owners who had conflicting designations as determined by the compatibility table. Mr. Katai explained that to some degree all land use and zoning designations are in conflict; that there are no land use

designations that duplicate the list of uses permitted under a former zoning designation; that the computability table identified only those land uses and zoning discrepancies which the County deemed significant enough for individual property owners to be notified; that all other owners of property for which the land use and zoning designations were deemed as having a close enough match did not receive individual notifications; that there may be potential conflicts with some developments and properties deemed to have a close enough match and were included in C-1 Limited Commercial zoned properties which were subsequently designated Residential and primarily designated Medium Density Suburban and High Density Suburban; that this situation is where the majority of land use and zoning conflicts have arisen; and that there are no new land use designations that have a complete match to former designations.

Gary Pakele, attorney representing Gary Schmidt, reviewed a staff report dated December 3, 1996 and his letter dated December 9, 1996 regarding issues pertaining to the transition process and answered questions of the Board. He stated that he has a problem with C-1 Medium Density Suburban; that it would appear in the staff report, that the Department of Development Review has changed its process; that there is a glitch in legislation which could lead to lawsuits; that the problem was with the table which delineated properties as either being consistent or inconsistent; that Mr. Schmidt's position is that they would like all the properties identified as consistent under the compatibility table (C-1 to Medium Density Suburban) and who were denied access to the site review process pursuant to Section 110.106.10 and addressing the table to comparable land uses attached to it, to be allowed to apply for site review application and given the additional time to do so so that they can be a part of the process. Mr. Pakele then discussed various options proposed by staff. Gary Schmidt, owner of property located on Mt. Rose Highway, addressed circumstances applying to his five-acre parcel (the old Tannenbaum parking lot) stating that he has spent four years and approximately \$50,000 on this issue in an attempt to develop his five-acre parcel commercially; that it was commercial property when he purchased it, and that he paid commercial prices for it.

He explained that he submitted an application in 1991; that the Department of Development Review recommended denial on the basis that even though his property was zoned C-1, they were working on a new plan and were going to change the zoning to Medium Density Suburban; and that before they ever changed the zoning, they denied his application to put a motel and mini-market on that parcel of land. He stated that he was advised that he could apply for an amendment to the new regional master plan which had not been drafted at that time; that he was left out of the transition process; that he did not qualify for the site review process because of the table; that those individuals with C-2 property very similar to C-1 went to Medium Density Suburban and had a five-year transition period; that he is requesting fair and equitable treatment, and that he deserves to be included in the five-year transition period as well. Mr. Schmidt then discussed real estate values on the Mt. Rose Highway. Assistant District Attorney Madelyn Shipman, stated that if the ordinance reads the way it has been interpreted for four years, that it was in accordance with normal planning principals; that land holdings are subject to the sovereign and the will of the sovereign; that planning has been a concept accepted through the U.S. Supreme Court for well over 100 years in this country; and that although it is philosophical, it is also supported by Court systems which states that there is a right at the local level to designate land uses and to make the types of decisions made by this Board or previous Boards in terms of adopting land use plans. She further stated that she does not see anything that was done illegally, wrong or improperly by the Department of Development Review in interpreting the ordinance as they did. Ms. Shipman then reviewed her memorandum and answered questions of the Board concerning the transition process. Mike Harper, Director, Department of Development Review, clarified that every property that has a new land use designation and old zoning has some difference; that notifying every property owner in the unincorporated portion of Washoe County involved in these circumstances could be very costly; and that the majority of requests have been for C-1 residential.

Following discussion, on motion by Commissioner Sims, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that the following Option concerning the transition provisions be adopted:

Option 4:

The Commissioners direct staff to prepare Development Code amendments aimed at extending the transition provisions to certain property owners who may be aggrieved by the land use conflicts between the land use designations and the former zoning designations.

Staff would notify individually those owners of property which were zoned C-1, but are now designated residential -- MDS, HDS, LDU, MDU, and HDU.

Staff would place two quarter page newspaper ads which alert property owners that although their old zoning and new land use maybe comparable for most uses, there may be a particular development proposal that, while permitted under the old zoning, is prohibited by the new land use. The newspaper ads should appear in the widest circulated editions, possibly the Sunday editions, of the local papers.

For the above mentioned groups of property owners, the deadline for submitting a complete application which utilizes the old zoning would be December 31, 1998. For all other property owners, who have been receiving individual annual notification for the last four years regarding potential zoning land use conflicts, the deadline for submitting a complete application which utilizes the old zoning would remain June 30, 1997.

96-1208 AGREEMENT - JOHN COPOULOS, J.P. COPOULOS ARCHITECT - MODIFICATION OF OFFICE SPACE - UTILITY DIVISION - GENERAL SERVICES

Upon recommendation of Bud Fujii, Director, General Services Department, on motion by Commissioner Bond, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that a Professional Services Agreement between Washoe County and John Copoulos, J.P. Copoulos, Architect, concerning professional services for interior design and modification of office space to facilitate operation of the Washoe County Utility Division at the Home Shopping Network building, be approved and Chairman Bradhurst be authorized to execute.

96-1209 MODIFICATION - UTILITY DIVISION FISCAL 1997 CAPITAL BUDGET - TENANT IMPROVEMENTS - HOME SHOPPING NETWORK BUILDING - UTILITY

Upon recommendation of John Collins, Chief Sanitary Engineer, through Jerry McKnight, Budget Coordinator and David Roundtree, Acting Public Works Director, it was ordered that the modification of the Utility Division fiscal 1997 capital budget to allow for tenant improvements, modular furniture, computer networking, installation, and telecommunication upgrades at 4910 Longley Lane, the Home Shopping Network (HSN) Building in an amount not-to-exceed \$750,000, be approved; that the deferral of the Wadsworth, Hidden Valley and South Meadows Properties Effluent Distribution capital improvement projects be acknowledged until fiscal 1998 or until bond financing is secured; and that the following Reimbursement Resolution be adopted and Chairman Bradhurst be authorized to execute:

A RESOLUTION SETTING FORTH THE INTENT OF WASHOE COUNTY, NEVADA, TO REIMBURSE OUT OF BOND PROCEEDS THE COST OF A CERTAIN PROJECT; AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, Washoe County, Nevada (the "County") is authorized to issue bonds to finance the cost of certain tenant leasehold improvements,

including furniture and communications equipment, within the County (the "Project"); and

WHEREAS, the Board of County Commissioners (the "Board") expects to incur certain expenditures relating to the Project prior to obtaining permanent financing, and the County intends to reimburse itself for such prior expenditures with proceeds of bonds (the "bonds"), issued for the Project and other Projects in the approximate principal amount of up to \$750,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA:

Section 1. The County hereby declares its intent to reimburse the costs of the Project out of the Bonds. This is a declaration of official intent under Section 1.150-2 of the Regulations promulgated under the Internal Revenue Code of 1986 as amended.

Section 2. The Board hereby determines and declares that:

(a) The County intends to incur expenditures with respect to the Project prior to the issuance of the Bonds and to reimburse those expenditures from the issuance of the Bonds; and

(b) The payment of costs related to the Project from the County's General Fund and possibly temporary advances of funds derived from other sources, and the reimbursement of such costs from the proceeds of the Bonds is consistent with the County's budgetary and financial circumstances as of the date of this Resolution. The County does not currently have moneys which are, nor does the County reasonably expect moneys to be, allocated on a long-term basis, reserved or otherwise available pursuant to the County's budget to pay the expenditures which the County intends to reimburse.

Section 3. The Board hereby determines that it may authorize and issue the Bonds, upon terms satisfactory to the County at the time of the issuance of the Bonds, in one or more series, to pay the cost of the Project, together with the costs incident to the authorization, issuance and sale of the Bonds, and may make all further action which is necessary or desirable in connection therewith.

Section 4. This Resolution shall be available in the records of the County Clerk for inspection by the general public from the date of adoption until the date of issuance of the Bonds. This resolution shall also be filed with the Department of Taxation.

Section 5. The officers of the County be, and they hereby are, authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.

Section 6. All resolutions, or parts thereof, in conflict herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be constructed to revive any resolution or part of any resolution heretofore repealed.

Section 7. If any section, paragraph, clause, or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect any remaining provisions of this Resolution.

Section 8. This Resolution shall take effect immediately upon its passage and adoption.

96-1210 PROFESSIONAL SERVICES FEASIBILITY STUDY - CORNYN FASANO GROUP - SCHOOL DISTRICT CENTRAL KITCHEN FACILITY - GENERAL SERVICES

Upon recommendation of Bud Fujii, Director, General Services Department, on motion by Commissioner Bond, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that the General Services Department be authorized to engage Cornyn Fasano Group in an amount not-to-exceed \$32,000 to perform a two-phased professional services feasibility study utilizing the Washoe County School District Central Kitchen Facility in support of one or more County Departments requiring food services.

It was further ordered that the Purchasing and Contracts Administrator be authorized to execute an agreement for the feasibility study, incorporating the consultant's proposal into the County's standard professional services agreement.

96-1211 EMPLOYEE RECOGNITION POLICY - PERSONNEL

Upon recommendation of Joanne Ray, Chief of Personnel, on motion by Commissioner Mouliot, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that the County Employee Recognition Policy, placed on file with the Clerk, be adopted as outlined by staff.

96-1212 EMPLOYEE RECOGNITION COMMITTEE - EMPLOYEE RECOGNITION ACTION PLAN

Upon recommendation of John Slaughter, Department of Comprehensive Planning, on motion by Commissioner Mouliot, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that the Employee Recognition Committee's Employee Recognition Action Plan, placed on file with the Clerk, be approved as outlined by staff.

96-1213 FINAL PAYMENT - MACRO INTERNATIONAL, INC. - HUMAN SERVICE COORDINATOR

Upon recommendation of Michael McMahon, Human Service Coordinator and Lisa Gianoli, Sr. Administrative Analyst, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that a final payment to Macro International, Inc., in the amount of \$50,000 to facilitate the development of a business/technology plan for a Community Service Workstation (CSW) network, be approved and that the following Contingency transfer be authorized:

Decrease		Increase		
001-1890-7398	Contingency	\$50,000.00	001-1011-7105 Consulting	\$50,000.00

96-1214 E-911 - EMERGENCY RESPONSE ADVISORY COMMITTEE - NEVADA BELL - AUTOMATED LOCATION INDICATOR (ALI) SYSTEM - TELEPHONE ENHANCEMENT - GENERAL SERVICES

Upon recommendation of R. Richard Bareuther, Chairman, E-911 Emergency Response Advisory Committee, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that the Chairman of the Enhanced 911 Emergency Response Advisory Committee be authorized to engage the services of Nevada Bell for ALI (Automated Location Indicator) System Installation in

the Local Dispatch Centers for the City of Reno, the City of Sparks, and the Washoe County Sheriff Incline Substation, in support of a plan to enhance the telephone system and implementation of related telephone system improvements for reporting of emergencies.

It was further ordered that the Purchasing and Contracts Administrator be authorized to execute the Agreement.

96-1215 INVESTMENT POLICIES AND PROCEDURES - FINANCE

Upon recommendation of the Washoe County Investment Committee, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that Washoe County's Investment Policies and Procedures, replacing Section 17 of the County Fiscal Policies, placed on file with the Clerk, be approved as outlined by staff.

96-1216 CONTINGENCY TRANSFER - PERS PENALTY AND STAFFING OPTIONS - SPARKS CONSTABLE - FINANCE

Upon recommendation of Brian Mirch, Finance Division, on motion by Commissioner Shaw, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bradhurst ordered that a Contingency transfer of \$4,030 to pay a PERS penalty in the Spark's Constable's Office be approved, and that the following account transactions be authorized:

Increase	Account	Amount	Decrease	Account	Amount
1264-7048	Retirement	\$ 4,030.00	1890-7398	Contingency	\$ 4,030.00

It was further ordered that Option No. 2, making the temporary clerk position a full-time permanent position, be approved and the following account transactions be authorized:

Increase Account	Amount	Decrease Account	Amount		
1264-7001	Base Salary	\$12,767.00	1890-7398	Contingency	\$ 8,802.00
1264-7042	Group Insurance	2,686.00	1264-70021	Pooled Pos.	\$10,000.00
1264-7048	Retirement	2,393.00		Total	\$18,802.00
1264-7049	Fica	778.00			
1264-7050	Medicare	178.00			
	Total	\$18,802.00			

96-1217 COOPERATIVE AGREEMENT - STATE OF NEVADA WELFARE DIVISION, TITLE IV-D - CHILD ENFORCEMENT SERVICES - DISTRICT ATTORNEY

Upon recommendation of Madelyn Shipman, Assistant District Attorney, on motion by Commissioner Bond, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that a Cooperative Agreement between Washoe County and the State of Nevada, (Welfare Division, Department of Human Resources) concerning Title IV-D Child Support Enforcement services, be approved and Chairman Bradhurst be authorized to execute.

96-1218 UNBUDGETED CAPITAL OUTLAY - REPLACEMENT COMPUTER SERVERS - DISTRICT ATTORNEY/SHERIFF - FINANCE

Upon recommendation of Brian Mirch, Finance Division, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that an unbudgeted capital outlay for the purchase of replacement computer servers for the District Attorney's office and the Sheriff's Department be approved in the amount of \$27,000 each.

It was noted that the computers will be purchased with funds from key org. 92-920244.

96-1219 1996 SPONSOR'S DONATION - NORTH CAL-NEVA RESOURCE CONSERVATION AND DEVELOPMENT AREA

On motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that a request by North Cal-Neva Resource Conservation and Development, Inc. to pay an invoice for 1996/97 dues for Sponsor's of the North Cal-Neva RC&D, for the continuance of improvements to the social and economic conditions in the area by protecting and wisely using natural resources, be approved.

96-1220 ACCOUNT TRANSFERS - MANAGEMENT INFORMATION SERVICES

Upon recommendation of Brian Mirch, Finance Division, on motion by Commissioner Bond, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bradhurst ordered that the following account transfers within the Management Information Services budget for redistribution of appropriation authority from the production division to the administrative division be approved:

Decrease	Account	Amount	Increase	Account	Amount
1082-7236	Computer Software	\$ 73,800.00	1081-7620	Travel	\$ 24,452.00
1082-7157	R & M Computers	58,091.00	1081-7364	Registration	18,300.00
1082-7224	Cont. Stock Forms	22,750.00	1081-7382	Telephone	16,000.00
1082-7620	Travel	15,285.00	1081-7250	Office Supplies	9,000.00
1082-7385	General Training	14,313.00	1081-7322	Copy Machine	9,000.00
1082-7105	Consulting	14,000.00	1081-7255	Periodicals	5,000.00
1082-7382	Telephone	14,000.00	1081-7357	Printing	2,100.00
1082-7364	Registration	10,125.00	1081-7329	Dues	2,000.00
1082-7222	Computer Supplies	9,049.00	1081-7272	Special Clothing	700.00
1082-7322	Copy Machine	5,000.00	1082-7237	PC Software	60,000.00
1082-7255	Periodicals	4,500.00	1082-7381	Telecommunications	45,385.00
1082-7250	Office Supplies	4,200.00	1082-7177	Software Maintenance	29,820.00
1082-7398	Miscellaneous Expense	4,000.00	1082-7368	Rental Software	9,839.00

1082-7205	Minor Furniture	3,400.00	1082-7225	Custom Printing	6,000.00
1082-7319	Output to Fiche	3,200.00	1082-7195	Parts & Supplies	3,000.00
1082-7357	Printing	2,100.00	1081-7385	General Training	20,000.00
1082-7329	Dues	2,000.00		Total	\$260,596.00
1082-7272	Special Clothing	450.00			
1082-7271	Small Tools	250.00			
1082-7610	EQ SVC Billing	83.00			
	Total	\$260,596.00			

96-1221 NEW AND ABOLISHED CLASSIFICATIONS - PERSONNEL COMMITTEE

Upon recommendation of Joanne Ray, Chief of Personnel, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that the following new job classifications be approved:

1. Horticulture Specialist, code 0068, grade W100, (\$25,001 - \$33,009)
2. Public Relations Assistant, code 5004, grade W130, (\$26,020 - \$34,382)
3. Senior Social Worker, code 6139, grade Y190 (\$36,377 - \$48,380)

It was further ordered that the following job classifications be abolished:

Horticulture Aide, code 0065
 Microfilm Equipment Operator Trainee, code 0201
 Nursing Care Assistant, code 0625
 Graduate Nurse, code 0626
 Nursing Care Assistant Trainee, code 0627
 Investigator Trainee (District Attorney), code 1017
 Assistant Building Inspector Supervisor, code 2106
 Building Inspection Aide, code 2113
 Business License Compliance Officer, code 2228
 Graphic Artist, code 5026

96-1222 BUDGET AMENDMENT - FY 1996/97 AIR QUALITY MANAGEMENT PROGRAM - HEALTH

Upon recommendation of Dave Rice, District Health Officer, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that an amendment to the District Health Department Fiscal Year 1996/1997 Air Quality Program Budget in the amount of \$5,000 donated from Washoe Health Systems, be approved and that the following account transactions be authorized:

Account Number	Description	Amount of Increase (Decrease)
002-1700-1723G-12-5802	Donations	\$ 5,000.00
-7140	Other Prof. Services	5,000.00
	Total Expenditures	\$ 5,000.00

96-1223 BUDGET AMENDMENT - FY 1996/97 EIC PROGRAM - HEALTH

Upon recommendation of Dave Rice, District Health Officer, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Bradhurst ordered that an amendment to the District Health Department Fiscal Year 1996/97 EIC Program Budget in the amount of \$180,263 in federal funds be approved and that the following account transactions be authorized:

Account Number	Description	Amount
002-1700-1715G-4301	Federal Funds	\$180,263.00
002-1700-1715G3-7403	Biologicals	\$180,263.00

There being no further business to come before the Board, the meeting adjourned at 11:25 p.m.

STEPHEN T. BRADHURST, CHAIRMAN
Washoe County Commission

ATTEST: JUDI BAILEY, County Clerk